Freeburg Industrial Park 2 Office/Warehouse Buildings for Sale

6 & 10 Commerce Dr., Freeburg, IL 62243



Information herein is not warranted and subject to change without notice. We assume no liability on items included in guoted price. Broker makes no representation as to the environmental condition of the offered property and

- Two Office / Warehouse Buildings totaling 12,820 SF
- 6 Commerce Warehouse Space 3,947 SF, Office Space 3,873 SF
- 10 Commerce Warehouse Space 4,500 SF, Office Space 500 SF
- Covered Walkway for access from Building to Building

Sale Price: \$750,000 (Both Buildings)

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COMMERCIAL REAL ESTATE SOLUTIONSSteve Zuber – SIOR, CCIMJames Leopold - CCIM1173 Fortune Blvd. Shiloh, IL 62269C: 314.409.7283C: 618.581.1702618.277.4400barbermurphy.comSteve@barbermurphy.comJamesL@barbermurphy.com





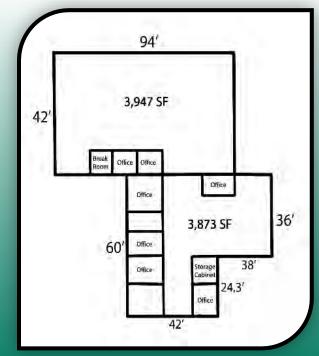


6 Commerce Drive

7,820 SF Office/Warehouse

3,947 SF Warehouse; 3,873 SF Office Space, Reception Area, 7 Offices, Conference Room, Kitchen, Break Room, (1) 8' Drive-In Door







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Listing No: 1686		Total S
Industrial		Min Di
Office/Warehou	se	SOUA
		SQUA
6 Commerce Drive		Building
Freeburg, IL 62243		Total Av
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SALE INFORM	ATION:	Subleas
For Sale:	Yes	Office:
Sale Price:	\$750,000/Both Buildings	Wareho
Sale Price/SF:		Min Div
CAP Rate:		Max Co
GRM:		
NOI:		LAND

LEASE INFORMATION:	
For Lease:	No
Lease Rate:	
Lease Type:	
Net Charges:	
CAM Charges:	
Lease Term:	

Leasing Comments:

Total SF Available: Min Divisible SF:	7,820 SF 7,820 SF
SQUARE FOOT INFO:	
Building Total:	7,820 SF
Total Available:	7,820 SF
Direct Lease:	7,820 SF
Sublease:	0 SF
Office:	3,873 SF
Warehouse:	3,947 SF
Min Divisible:	7,820 SF
Max Contiguous:	7,820 SF

LAND MEASUREMENTS:	
Acres:	1.00
Frontage:	166' FT
Depth:	267' FT



No

Floor Drains:

Parcel No:	14-31.0-226-004	TIF:	No	Property Tax:	\$13,689.86
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2016
Zoning:	I-2	Foreign Trade Zone:	No		
Zoning By:	Freeburg	Survey:	No		
Industrial Park:	Freeburg Industrial Park	Environmental:	No		
Prior Use:		Archaeological:	No		

OTTOOTOTOTE D						
Year Built:	2003	Clearance Min:	8'	Style:	Wood Frame	
Rehab Year:	2005	Clearance Max:	10'	Roof:	Shingle	
		Bay Spacing:		Exterior:	Brick/Siding	
				Floors:	1	
				Floor Type:	Concrete	
				Floor Thickness	:	

6 Commerce Drive Freeburg, IL 62243

Water Provider:	City of Fr	eeburg		Service:			Location:	At Building
Sewer Provider:	City Of F	reeburg		Service:			Location:	At Building
Gas Provider:	Propane			Service:			Location:	On Site
Electric Provider:	City of Fr	eeburg		Service:			Location:	At Building
AMPS:	200 KVA			Phase:	Single			
Low Volts:				High Volts:	120v			
Telecom Provider:				Service:			Location:	
FACILITY INFORI	MATION							
Truck Dock:	0	Size:	N/A				Parking:	15
Dock Levelers:	0 C	Capacity:					Surface Type	: Asphalt
Drive-In Doors:	1	Size:	8'				Yard:	.8 acre
Box Van Doors	No						Extra Land:	
Overhead Cranes:	No	Size:	N/A				Additional Fa	cility Information:
Elevators:	No							· · · · · · · · · · · · · · · · · · ·
Heating:	Forced Air			Mon's	Restroom:	Yes		recpetion area, 7 offices, a Conference room and a kitchen ith zoned HVAC
Cooling:	Central				en's Restroom:	Yes		
Insulated:	Yes			Show		No	TRANSPOR	RTATION
insulated.	100			Chew			Interstate:	I-255
Sprinklers:	No			Ventil	ation:	No	Rail:	No
Lighting:	Flourescen	nt		Comp	oressed Air:	No	Barge:	No
Skylights:	No						Airport:	N/A

7,820 SF Office/Warehouse. Located in the Freeburg Industrial Park. 3,873 SF Office and 3,947 SF Warehouse. 10' Ceiling Height. (1) 8' Drive-In Door. Adjacent 5,000 SF Office/Warehouse Building at 10 Commerce Drive Included in Sale

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

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10 Commerce Drive

5,000 SF Office/Warehouse

4,500 SF Warehouse; 500 SF Office Space, Restroom and (1) 8' Drive-In Door







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Listing No: 1687		Tota
Industrial		Min I
Office/Warehous	se	SQU
10 Commerce Driv	P	Build
Freeburg, IL 62243	-	Total
		Direct
SALE INFORMA	ATION:	Suble
For Sale:	Yes	Office
Sale Price:	\$750,000/Both Buildings	Warel
Sale Price/SF:		Min D
CAP Rate:		Max C
GRM:		
NOI:		LAN

No

LEASE INFORMATION:	
For Lease:	
Lease Rate:	
Lease Type:	
Net Charges:	
CAM Charges:	

Lease Term:

Leasing Comments:

Total SF Available: Min Divisible SF:	5,000 SF 5,000 SF
SQUARE FOOT INFO:	
Building Total:	5,000 SF
Total Available:	5,000 SF
Direct Lease:	5,000 SF
Sublease:	0 SF
Office:	500 SF
Warehouse:	4,500 SF
Min Divisible:	5,000 SF
Max Contiguous:	5,000 SF

LAND MEASUREMENTS:	
Acres:	1.00
Frontage:	175' FT
Depth:	242' FT



PROPERTY INFORMATION:							
Parcel No:	14-31.0-226-003	TIF:	No	Property Tax:	\$7,882.58		
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2016		
Zoning:	I-2	Foreign Trade Zone:	No				
Zoning By:	Freeburg	Survey:	No				
Industrial Park:	Freeburg Industrial Park	Environmental:	No				
Prior Use:	Warehouse/Office	Archaeological:	No				
		-					

STRUCTURAL D	DATA:				
Year Built:	2008	Clearance Min:	8'	Style:	Wood Frame
Rehab Year:		Clearance Max:	10'	Roof:	Shingle
		Bay Spacing:		Exterior:	Siding
				Floors:	1
				Floor Type:	Tile
				Floor Thickness	:

Floor Drains:

No

10 Commerce Drive Freeburg, IL 62243

UTILITY INFORM							
Water Provider:	City of Freeburg	Servi	•••		Location:	At Building	
Sewer Provider:	City Of Freeburg	Servi			Location:	At Building	
Gas Provider:	Propane	Servi	• • •		Location:	On site	
Electric Provider:	City of Freeburg	Servi			Location:	At Building	
AMPS:	200 KVA		Phase: Single				
Low Volts:			High Volts: 120v				
Telecom Provider:		Servi	ce:		Location:		
FACILITY INFOR	MATION						
Truck Dock:	0 Size:	N/A			Parking:	15	
Dock Levelers:	0 Capacity:				Surface Type	: Asphalt	
Drive-In Doors:	1 Size:	8'			Yard:	.8 acre	
Box Van Doors	No				Extra Land:		
Overhead Cranes:	No Size:	N/A			Additional Fa	cility Information:	
Elevators:	No					-	
Heating:	Forced Air		Men's Restroom:	Yes	Zoned HVAC		
Cooling:	Central		Women's Restroom:	Yes	TRANSPOR	RTATION	
Insulated:	Yes		Shower:	No	Interstate:	1-255	
	100		chower.		Rail:	No	
Sprinklers:	No		Ventilation:	No	Barge:	No	
Lighting:	Flourescent		Compressed Air:	No	Airport:	No	
Skylights:	No					110	
A					Listing Broke	er(s)	
Comments					Steve Zuber SIC		James Leopold CCIM
				Office: (618) 277-4400 steve@barbermurphy.com		Office: (618) 277-4400	
	5,000 SF Office/Warehouse. 2 Offices, 1 Restroom and 1 Drive-In Door. Adjacent Office/Warehouse at Commerce Dr. Included in Sale. Located in the Freeburg Industrial Park.				Cell: (314) 409-7283	y.com	jamesl@barbermurphy.com Cell: (618) 581-1702

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